

Merton Council
Development and Planning
Applications Committee
25 April 2024
Supplementary Agenda

13 Modifications Sheet

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Planning Applications Committee

25th April 2024

Supplementary Agenda

Modifications Sheet.

ITEM 5 (11 STREATHAM ROAD, MITCHAM, CR4 2AD)

Update on use of existing building

Timeline

May 2023

Building Control Regulations – Application in 2022 for extensions and conversion into HMO (6 bedroom). Works completed as a 6 person HMO in May 2023.

18 Dec 2023

Planning Enforcement Inspection – Site inspection on 18 Dec 2023, property had 6 doorbells. However, at time of visit, only one person leaving in the building so not in HMO use. One individual receiving support, but no staff sleep onsite. Use at that time of visit, may have been considered as permitted development under Class C3(b) which covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

13th February 2024

Case Officer Site Visit – The planning case officer visited the site on the 13th February 2024. At the time of the site visit, the property was not occupied by any tenants, but was configured like an HMO, with its room layout, kitchens, beds being present etc. However, there was no evidence that the building was in use at the time of the site visit as a care facility or HMO.

25th April 2024

Use - The use of the building seems to have been used for various purposes in recent years, however the building has a completion certificate from building control for a 6 person HMO, an existing 6 bedroom HMO licence from the Councils Housing Department and the condition and layout of the property at the time of the visit by the case officer would suggest its use is a 6 person HMO.

Whilst the planning application (23/P2062) for a 6 bedroom, 6 person HMO was refused by the Council (see refusal reason in committee report), the current application before members seeks to reduce the number of bedrooms as built by 1, reducing the HMO to a 5 bedroom, 5 persons HMO. Works required to convert the layout to a 5 bedroom, 5 person HMO are relatively minor internal works.

The applicant has confirmed on a number of times that the application is for a proposed 5 bedroom, 5 person HMO, therefore the application must be considered as such. Officers therefore advise members of the planning committee that they must consider the case before them on planning grounds and any planning conditions, should the application be approved, must relate appropriately to the scheme before members.

Conditions

During discussions, members considered if the removal of permitted development rights relating to Class C3(b) would be required, given the objections received about use of the building? Should members seek to impose a condition, then members must consider the tests for conditions (as set out below). If members consider that a condition to remove PD rights (Class C3(b)) is required to make the scheme acceptable in planning terms, then members need to take into consideration that the Secretaries of State (appeal) would regard such conditions as unreasonable unless there were clear evidence that the uses excluded would have serious adverse effects on amenity or the environment, that there were no other forms of control, and that the condition would serve a clear planning purpose.

Given the objections from neighbours and use witnessed by the Council enforcement Officer when visiting the site, there would appear to have been some supported living on the site at one time (which may have been allowed under permitted development rights). Officers have not been presented with any information that the building is still being used for supported living. It has been put forward by objectors that during the time of supported living, some anti-social behaviour occurred. However, the applicant has confirmed that the application before members is for a proposed 5 bedroom, 5 person HMO (not a care facility).

Members will need to carefully consider imposing a condition to remove PD rights (does the allegation of past incidents justify the complete removal of PD rights in this instance, were these incidents considered as serious adverse effects on amenity or the environment (see below guidance). Officers have advised members that there is a risk of imposing a condition as it may be considered unreasonable (see below guidance). Officers do acknowledge the history of the use and therefore adding conditions would be a matter of judgment for members. The justification for any condition must be made clear when considering/imposing, inline with Circular 11/95: Use of conditions in planning permission. Some guidance is provided below. Members must also consider when making that judgment, any planning condition can be subject of challenge at appeal, where the Council would need to fully justify the reasons why the condition was imposed. Members may need to provide support to officers and provide evidence if an appeal is submitted to ensure that the Council

can fully justify defending its case, which is especially important to avoid any potential costs awards at appeal.

The following extracts provide members with some guidance on how conditions should be used (from Circular 11/95: Use of conditions in planning permission):

Six tests for conditions

Para 14:

14. On a number of occasions the courts have laid down the general criteria for the validity of planning conditions. In addition to satisfying the court's criteria for validity, the Secretaries of State take the view that conditions should not be imposed unless they are both necessary and effective, and do not place unjustifiable burdens on applicants. As a matter of policy, conditions should only be imposed where they satisfy all of the tests described in paragraphs 14-42. In brief, these explain that conditions should be:

- i. necessary;
- ii. relevant to planning;
- iii. relevant to the development to be permitted;
- iv. enforceable;
- v. precise;
- and
- vi. reasonable in all other respects.

Presumption against such restrictions

Para 87:

87. Both development orders and the Use Classes Order, however, are designed to give or confirm a freedom from detailed control which will be acceptable in the great majority of cases. Save in exceptional circumstances, conditions should not be imposed which restrict either permitted development rights granted by development orders or future changes of use which the Use Classes Order would otherwise allow. The Secretaries of State would regard such conditions as unreasonable unless there were clear evidence that the uses excluded would have serious adverse effects on amenity or the environment, that there were no other forms of control, and that the condition would serve a clear planning purpose.

Questions arising from the Technical briefing

Q: What are the issues with this application?

A: It is a 5 person HMO and that is what needs to be considered. In terms of reasons for refusal, that is for the committee to decide. There was another application at 153 Links Lane where it was refused and there is an appeal (allowed) decision on that so

members should be careful what it is refused on. There are limited grounds for refusal from an officer's perspective.

Q: HMOs – noting how many are in the vicinity, how many family homes remain as opposed to HMOs – also lots of businesses there, if you were to take those into account not many family homes. Is that something that can be taken into account?

A: We've done a quick search in terms of registered properties and calculation – 13 registered HMOs on this road – 5% of the properties would be HMOs which is low. We could look at further information to find out how many are family homes excluding business? **ACTION: PLANNING OFFICERS** (noting Local Plan may have some of this research)

Updated Map

Officers have updated the plan contained within the PAC report to include which of the nearby properties are single family dwellings. Based on our research, houses are shown as a green dot on the map below (other HMOs are highlighted yellow and application site with black dot):



The above map demonstrates that the area continues to be predominantly single family dwellings houses within close proximity of the application site.

Additional information provided by planning policy team:

By Road

5% of the homes on Streatham Road are HMOs (13 out of approx. 260 homes) The council does not hold records of homes by bedroom size for each road in the borough as the Census data doesn't provide that level of granular detail for data protection. Streatham Road is very long (1.4km) and within two different wards (Figge's Marsh to the south, Graveney to the north) so in planning terms it may be unusual to consider the entire road as a single neighbourhood.

By Ward

11 Streatham Road is in Figge's Marsh ward. Figge's Marsh has 3952 homes according to the 2021 Census of which:

- 21% (844 homes) are one beds
- 26% (1,037 homes) are two beds
- 53% (2,071 homes) are 3 beds or more.

As of Feb 2024, 1% of the residential properties in Figge's Marsh are HMOs on the council's HMO register (i.e. 41 out of 3,952 homes in total) The [evidence gathered for the Article 4 Direction in 2022](#) estimated that there were 135 HMOs in Figge's Marsh in 2022 (3% of total homes); please note this is an estimate.

Q: The sandwich test – does that apply for the whole Borough and not just wards covered by the Article 4 direction? Is there a different test for wards with an article 4 direction?

A: It is for the whole Borough.

Q: If used as a care facility, would that flag any different planning considerations if the intended use of this property is as a care facility?

A: Under the use class order, if falls under C3(b) wouldn't require planning permission. Article 4 only relates to C4 HMOs. It may not need planning permission. Up to 6 people can receive care in the property under this.

Q: Standard HMO so we can remove permitted development rights as part of the application?

A: It would be unreasonable unless evidence to support. Awaiting further information from Cllr Irons on this. **ACTION: Chair to speak to Cllr Irons**

A: Removal of development rights would be through condition, this would be open to appeal.

Q: On 7.26, reasons for original refusal was access to external amenity space – has that changed?

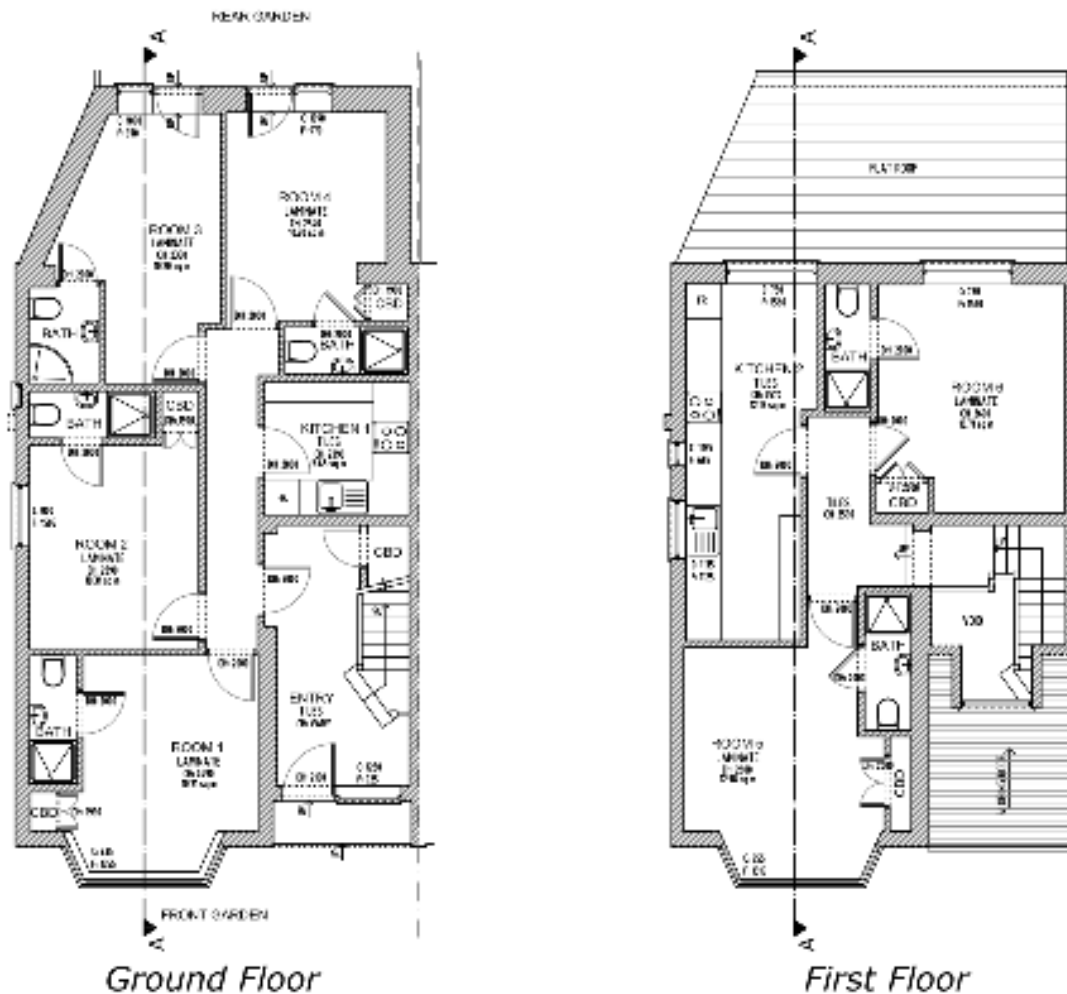
A: Yes, the number of bedrooms has been reduced from 6 to 5 compared to the previous refusal. One of the ground floor bedrooms would be changed to a living area with direct access to the rear garden. The reason for refusal has therefore been fully overcome.

See image below, showing previous floor plans refused and new plans where changes have occurred (highlight shows which room was changed from a bedroom to a living area so direct access to rear garden is possible and now doors provide outlook and light to kitchen/living area).



Refused Floor Plans (23/P0262):

No window to kitchen at ground floor and no direct access to rear garden from back of building.



ITEM 6 (18 - 22 CROWN LANE, MORDEN, RAYNES PARK, SM4 5BL)

Typos

Page 91 - Para 7.2.20 Overall tall, replace with Overly tall. If should be noted, replaced with It should

Page 92 – para 7.2.22 before adjacent site come forward of redevelopment should be replaced with, before adjacent sites come forward for redevelopment.

Page 93 – Para 7.2.29 confirmed that is meets their requirements, commercial decision replaced with, confirmed that this meets their requirements, is a commercial decision...

Policy Ref Correction

Morden Regeneration Zone in the new local plan – proposed allocation Mo4 updated to Mo1.

Amendments

Update on commercial uses

Page 46 – para 2.1.1 The three units on the site are now all vacant with the cafe and office use on first floor having closed.

Late Objections

Thirty seven late representations were received, many making reference to details set out in a leaflet delivered to local residents. Issued raised reflect those made previously and include;

- The option for a 22 storey development would dwarf the existing houses and shops rather than enhance Morden town centre. Traffic congestion around that area is already problematic and the increased traffic flow associated with the build its self, as well the ongoing services required for a development of that magnitude, would make the roads dangerous for the local population.
- Modifications to the proposed final wording of the Merton Local Plan would make possible the erection of 22-story buildings. This must be taken into account.
- As well as the potential precedent this may create, the Merton Local Plan amendment now allows the erection of 22-storey buildings in Morden which is great cause for concern.
- We have already expressed our qualms about the planned hotel but now understand this could set a precedent for the Merton Local Plan making possible the erection of 22- storey buildings in Morden.
- Merton Local Plan which allows for the erection of 22-storey buildings in Morden and a surrounding cluster of other high-rise buildings.
- Strain on infrastructure from a sudden influx of residents and businesses associated with a clusters of towering 22-storey buildings together with a 7-storey structure,
- I urge the council to reconsider the proposed courageous plan for building clusters of 22-storey buildings & 7-storey structures and explore alternative options that are more in line with the values and needs of our community
- Disruption of Social Dynamics
- I understand that modifications to the Merton Local Plan would allow even higher buildings in Morden if the 7 storey hotel goes ahead.
- I strongly object to the council considering this proposal let alone approving it. Please consider the opinions of Merton residents before taking a decision.
- Should this be permitted against the wishes of local residents, it will only make it easier for developers to go higher and higher on residential developments in the town centre in the future.

- We do not want to lose the Post Office because of access problems, which is of immense benefit to the local community but gain a hotel which would be of little benefit to the locals.
- The increased traffic will have a noticeable impact on the local roads as there will be increased use of side roads as cut throughs, a problem which we already encounter and which reduces the safety of the streets for pedestrians and cyclists. Adverse impact on health.
- We also witnessed major increase in the usage of the residential road by heavy goods vehicles as a short cut. We would suggest Windermere Avenue is made into a one way to reduce the increased traffic that will result from hotel guests using the hotel and to maintain the residential nature of the road.
- These developments would fundamentally change the existing townscape, character and heritage of our neighbourhood. The hotel would dwarf the adjacent retail unit and 2 or 2.5 storey homes in Windermere Avenue, while future buildings in the town centre would be much higher than the Civic Centre and tower over existing buildings, dominating the surrounding landscape. To my mind there is no need to turn Morden into Croydon Mark 2. More modest proposals could be considered but to go-ahead with this would represent betrayal of the local residents.
- Driving to the High street for shopping should be discouraged but if we are going to end up like Croydon with lots of high rise flats it will be a very depressing place to live. Personally we think Croydon looks a mess and is not a good model to aspire to.
- We do not want a Croydon high rise style development in the area which has turned Croydon into a depressing grey wilderness.
- The proposed building - 250% higher than buildings currently on that site - would surely have an adverse affect on the already challenging wind tunnel that exists on the corner of Windermere Avenue and Crown Lane.
- A 250% increase in height compared to neighbouring shops is nothing short of an eyesore and a blatant disregard for the aesthetic harmony of the area.
- Unfortunately Morden itself has provided a marked contrast to that, particularly the Civic Centre. Photographs from the mid 20th century illustrate just how out of keeping it was to construct such a building. Any subsequent development of the area should bear this in mind and not repeat the mistake.
- Approval of this 7 storey development will encourage neighbouring properties to develop on a similar scale to the new hotel, and could create an overbearing tall building environment out of keeping with a predominantly 2 storey residential neighbourhood on its doorstep.
- The abrupt transition from 2-storey buildings to a 7- storey structure is sharply inconsistent with the gradual build-up envisaged in the Morden Regeneration Zone, potentially setting a jarring and inappropriate precedent for future developments

- In my opinion anything over 3-4 storeys is not in keeping with the overall Town Centre layout. I would hate to see anything approaching the size of the existing council tower be added to our landscape.
- There already exists around the Civic Centre a considerable amount of wind which far exceeds that on neighbouring roads. Regardless of what CHP Surveyors Limited (paid for by the applicant, presumably) might suggest or model, common sense and logic would see an increase of - or wider spread of - the wind tunnel effect if a large structure was sited there, even with living walls. Many residents are elderly and they along with school children attending Poplar Primary School would be at increased risk of falling over, being forced into a route not of their choosing or hit by flying debris (the litter in the borough is as bad as it has ever been). When walking around the bend outside Crown Law towards the station, often one is greeted by a consistent and strong 'wall' of wind. Therefore, I dispute the comments made on Page 8 of their report that "... assessment therefore indicates that the proposals will have no noticeable effect on pedestrian comfort with regards to wind around it in comparison with the existing scenario." especially as the Worst Case Seasonal Scenario diagrams clearly show a spread of stronger winds. I noted that all of the diagrams do not feature the site at the centre point of the diagrams.
- It would increase wind tunnel effect
- 7 storey building can only exacerbate gales which already surround the tall Merton Council Offices
- To my eyes, this application shows disregard to the Refusal Reasons for Planning Application 22/P2871 which was lodged by the same applicant and agent in 2022. To think that a hotel would be accepted where a series of lower-level dwellings would not, suggests to me that the applicants are not especially perceptive and whose primary objective is the creation of wealth, rather than improving the local area that I and my young family intend to be content living in.
- Comments made in the document 23P2711_Applicant Response to Objections_23.11.2023 demonstrate the applicant's willingness for the future of Morden to be dominated by tall buildings to "to enhance the image of Morden creating gateways to the centre that add character and legibility" - my opinion of a pleasant future Morden is far to the contrary
- We are not against improving and developing Morden, but the development needs to be in line with the current skyline profile and genre of existing shops and dwellings. Morden has historic importance and any development in the local area needs to reflect this.
- 7 storey hotel as proposed would present a completely lifeless and windowless wall facing traffic as it circulates the one way system. Such a hideous eyesore can only encourage motorists to drive on in hope of finding a

less ugly attractive place to stop and shop. Patterned or coloured brickwork on this face of the building is not enough to give it life or make it attractive

- Trees in planters have been proposed to go along Crown Lane. The problem with this over trees rooted into the ground are that they do not help with SUDS, take up more pavement space, become a target for litterbugs and are less like to be cleaned by streetsweepers. Plants in pots are going to require additional watering in Summer 'drought' periods.
- The proposed hotel would detract from the beauty of the adjacent national trust park, jeopardising conservation efforts and undermining efforts to preserve our green spaces for future generations.
- And has anyone checked the potential impact on the Peregrine Falcons which nest on the Civic Centre each spring?
- I also object on grounds of design: the proposed building is an unattractive, bland block which doesn't blend with the neighbourhood nor does it appear to improve the street scene with any additional trees or greenery.
- The outdoor lighting required for safety and security at the hotel is likely to cause significant light pollution for nearby residents.
- The wrong kind of development - as mentioned, I am enthusiastic about the regeneration of our local high street but I feel that it must focus on services and amenities that serve our local population and add to the character of the area. The hotel would replace local businesses including an independent cafe which is a new and popular addition to our area. To replace this with a hotel which - by its very nature - is not for locals would be a real shame and wasted opportunity to create a real and substantial change in the area and ensure a high street fit for the future.
- Morden lacks the necessary tourist attractions or conference facilities to justify such a large-scale hotel development, making this proposal seem misplaced
- What Morden needs is affordable housing.
- I agree that Morden Town Centre needs regenerating, however this excessive development shows no evidence of improved infrastructure or any other benefit to residents.

Officer comment

It is important that members of the planning committee note that the application before them is for a 7 storey hotel. Comments received relating to the New Local Plan and proposed Morden Regeneration Zone are irrelevant to the scheme before members. As set out in the PAC report, officers consider that the proposal would respect the existing context of the site, which already includes taller buildings in this town centre location. Therefore, officers consider that the proposal before members is considered acceptable in its own right at the time of consideration.

Officers have included reference to emerging local planning policy Mo4 (Morden Regeneration Zone) as a matter of background. As stated in the committee report, the New Local Plan is at the latter stages of the adoption process, but not adopted at

the time of writhing, so officers are not giving full weight to any new local plan policies, including the proposed Morden Regeneration Zone.

Therefore, regardless of the outcome of the New Local Plan and its Morden Regeneration Zone policy (whether that being in its proposed form or with amendments), the scheme before members is considered to be acceptable in its own rights based on the context of the site and policy justification. If members were to approve the current scheme for a 7 storey hotel, this does not influence the process of the adoption of the policies in the New Local Plan (for example policy Mo4 - Morden Regeneration Zone).

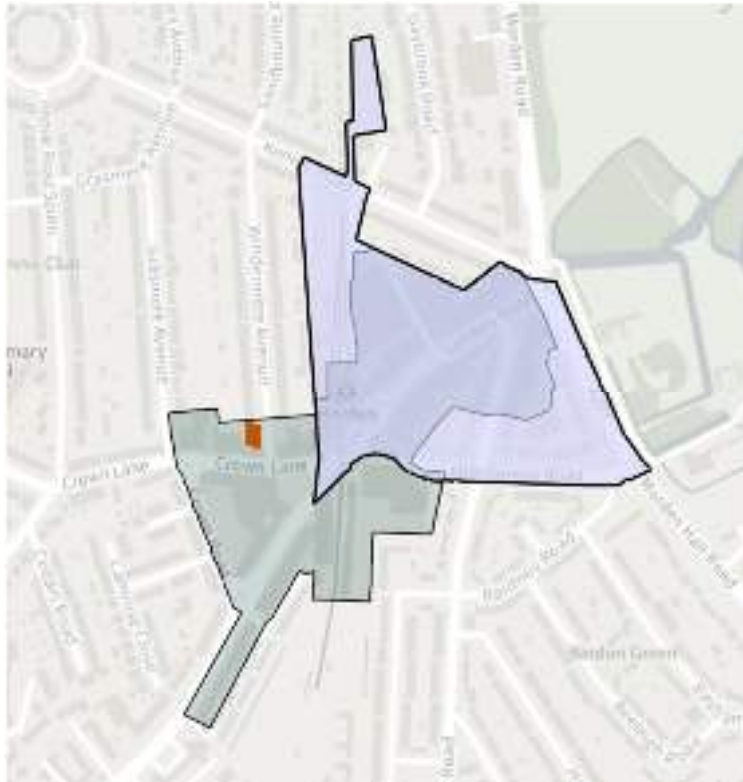
Update from Planning Policy Team on New Local Plan

New Local Plan progress update

- Post hearings public consultation 2nd Feb to 22nd March 2024. See link to [latest local plan February 2024 including amendments](#)
- The Planning Inspectors will consider all the consultation comments we've received, the council's views on these together with any changes to national policy since the examination hearings in 2022, and write their Inspector's report
- Aiming to adopt November 2024 but this is subject to receiving a successful Inspectors' report on time which has to be signed off by the Secretary of State
- All Local Plan information is available online at www.merton.gov.uk/newlocalplan

23/P2711 Hotel and Morden regeneration Mo1

- The hotel planning application is **within Morden town centre boundary** (both in today's adopted plan and in the new Local Plan)
- The hotel planning application lies **outside the Morden Regeneration Zone** in the new local plan – proposed allocation Mo1 (not Mo4). See map below where hotel is orange, Morden Regen is blue and town centre boundary includes the grey area.
- In the new local plan there are no proposals for tall buildings on the site of the hotel – the new local plan says that the appropriate height in this location could be six storeys, subject to design, community consultation etc.
- However in my view for case 23/2711 the new Local Plan should be given limited weight in this case. Please see Eben's comments above including *References to the ... proposed Morden Regeneration Zone boundary are within Merton's draft Local Plan, which is still undergoing Examination In Public and the most recent draft indicates that the chapter on Morden contains a significant amount of proposed modifications. I would therefore recommend that the contents of this part of the draft Local Plan be awarded very limited weight in the determination of this planning application.*
- Any queries about the proposed site allocation Mo1 for the Morden regeneration zone should be directed to the Local Plan team at future.merton@merton.gov.uk



Eben comments (in full)

- As the name indicates, the SDF is a strategic level document for the proposed Morden Regeneration Zone "...which sets out the vision, core objectives, and 'first principles' for the regeneration of Morden Town Centre" and provides Project Objectives, and Delivery and Spatial Principles.
- The subject image 'Figure 1-1 More Morden Vision Aerial View' is an artist's impression of the above referred 'vision' and the planning application site is not within the proposed Morden Regeneration Zone boundary.
- References to the SDF and the proposed Morden Regeneration Zone boundary are within Merton's draft Local Plan, which is still undergoing Examination In Public and the most recent draft indicates that the chapter on Morden contains a significant amount of proposed modifications. I would therefore recommend that the contents of this part of the draft Local Plan be awarded very limited weight in the determination of this planning application.

Questions arising from the Technical briefing

Q: Previous refusal referenced – reasons were “underdevelopment” but Councils position is that the site should be used more and this development meets that aim?

A: That's correct – only certain number of units proposed previously.

Q: How certain are we that the loading bays designated will be the ones used and is there a contingency if they are not?

A: I'll see what the restrictions are, it is a CPZ there so parking wouldn't be possible. Construction would use Windermere Avenue. The council's transport officer commented:

The A24 Crown Road forms part of the Strategic Road Network (SRN). While the Local Planning Authority is also the Highway Authority for the SRN, TfL is the Traffic Authority and has a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.

The restrictions on the bay fronting the site are 'no stopping Mon-Sat 7am – 7pm except loading maximum of 20 minutes or disabled parking maximum 3 hours.

TfL are satisfied with the pre-arranged agreement for on street servicing, excluding the use of loading bay 3, on the opposite side of Crown Lane which does not comply with London Plan Policies.

On street loading bays can be used by other delivery vehicles/cars the reason LBM requested an off street servicing for the proposed hotel. However, TfL were satisfied with on street Servicing.

A delivery booking system should be in place as agreed by TfL. All deliveries are scheduled outside of the peak hours of 08:00 – 10:00 and 16:00 – 18:00. Windermere Avenue – Yellow line restrictions. Grasmere Avenue CPZ (Zone MP4) 8.30 am – 6.30pm (Mon- Sunday).

Q: What conditional guarantees can we get that they do that?

A: The transport planning officer commented:

The applicant has submitted an outline Construction Logistics Plan. It was compiled in accordance with the Transport for London (TfL) Construction Logistics Plan Guidance for Developers.

Q: The transport analysis, has that been based on desktop exercise or real world survey?

A: Yes, it is usually based on other schemes.

Q: In terms of safety for the turning, has that been factored in?

A: The council's transport planning officer has stated that the swept path- tracking diagrams as shown is satisfactory.

ITEM 7 (58 - 62 Haynt Walk, Raynes Park, SW20 9NX)

Questions arising from the Technical briefing

Q: 62 closest neighbour – refurb taking place but lacking detail of that – who is the owner, do they own the property as well, is this linked?

A: The applicant has responded;

“I can confirm is in the applicant's ownership. This layout will remain the same in the proposal. It is the developer's intention to undertake essential repairs and redecoration only in respect of this property, as it needs to retain its current relationship with the semi-detached neighbour at No64 - together they act as a framing element to the view along the site access into the site. A copy of a survey drawing showing the existing internal layout of No62 is attached”

Above plan reference is attached to mod sheet

Q: Signage – similar developments note issues with waste etc – could signage be put in to advise on where to put bins and onsite vehicle manoeuvring?

A: This could be done via an informative, the applicant has responded:

“The applicant would accept the introduction of signage indicating where waste, recycling etc bins should be located”.

Q: Number of trees being lost – whats the net biodiversity benefit as a result of the trees and what does that mean?

A: The applicant has responded:

“As to biodiversity, as you are aware the application submission pre-dates the Government's latest BNG requirements, but a Preliminary Ecological Assessment with Recommendations was submitted with the application. A comparison of the existing and proposed trees and hedges is attached FYI. The existing 5No trees, part of 3No small tree groups and 2No hedges on the site are all rated low Category C (Note: 2 trees shown on the survey are located on neighbour's land as are parts of 2No small tree groups and will remain). The existing on-site tree and hedge coverage will be partly retained/partly replaced in the proposed scheme which offers 14No trees on the site perimeter and in front of the proposed terrace of houses plus 2No hedges running the full length of two boundaries and other shrub planting. Occupants, inc. those at No62 may also decide to plant trees, shrubs etc within their lawned gardens. Neighbours' boundary trees and hedges will not be impacted by the proposals. The applicant will also adopt the recommendations set out in the attached Arbtech PEA inc. the provision of 2No bat boxes, 2No bird boxes, hedgehog friendly measures, insect hotels and the planting of flowering, fruiting and pollinator-friendly native species within the site”.

Link to the - [23P1812 Preliminary Ecological Assessment and Preliminary Roost Assessment.pdf](#)

A comparison of existing and proposed hedge and tree arrangements is attached to the mod sheet.

ITEM - 8 PLANNING APPEAL DECISIONS

No mods

ITEM 9 - PLANNING ENFORCEMENT

Some of the items listed in the enforcement report have already been presented to members in previous committee agendas. For the sake of clarification, some of those cases have had no further update or actions to report. The enforcement report is therefore updated as below to only include new notices (not seen by members before) and updated comments on previously reported cases.

New Notices

24A & B Cottenham Park Road, West Wimbledon- Served Breach of condition notice

A breach of conditions notice was served following the breach of planning permission 22/P3729 condition 12 (Construction Management Plan) and 13 (provision to accommodate all site workers, deliveries and visitors) The site is opposite a roundabout and bus stop on a busy junction, HGV were obstructing the highway posing a danger to highway users and pedestrians.

The developers are subsequently working with highway officers to mitigate the situation.



Updated Cases

Burn Bullock – 315 London Road -Enforcement Notice & Listed Building Repairs Notice

Updated comments:

Following the fire at the Burn Bullock on Friday, investigations are still ongoing. There will be a briefing on Friday by the Councils Chief Executive to ward councillors and the MP on supporting the community in this incident.

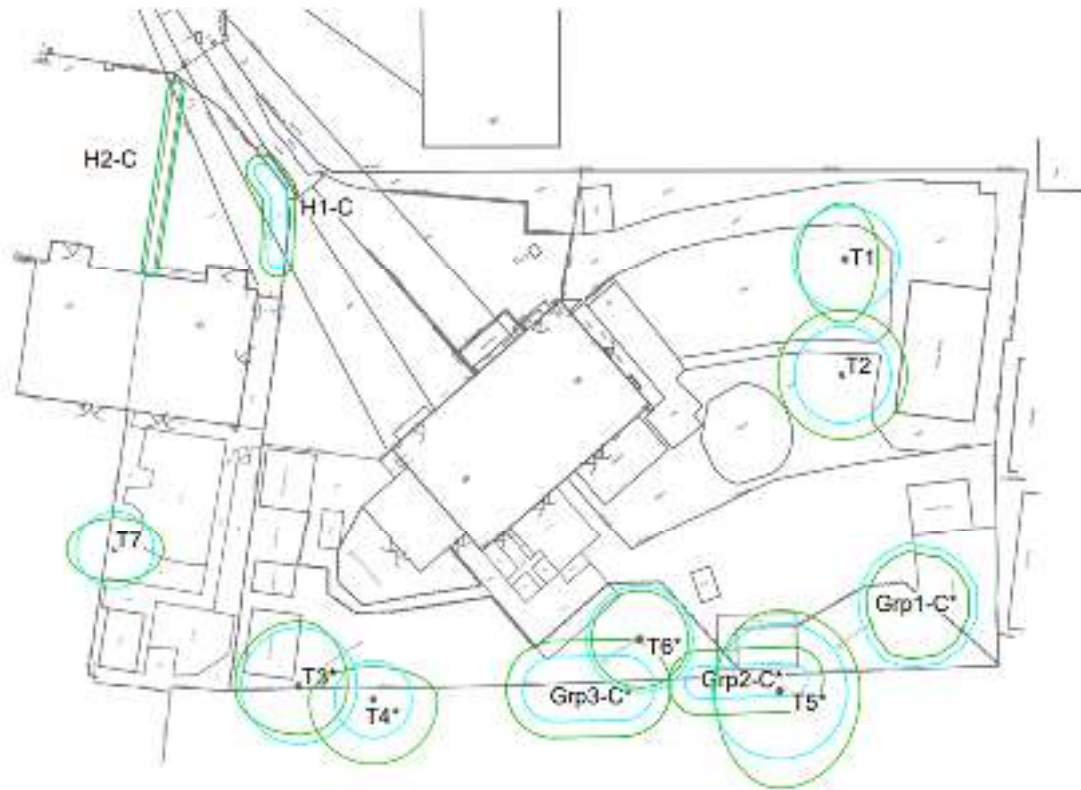
7 Streatham Road, Mitcham, CR4 2AD- Summary of the prosecution;

Updated comments:

The defendant was fined for the outbuilding and the dormer extensions due to non-compliance with two enforcement notices.

They submitted a certificate of lawfulness for the outbuilding, this subsequently went to an appeal, the decision has been made to dismiss it, enforcement are now looking to direct action and will be consulting the legal team about this.

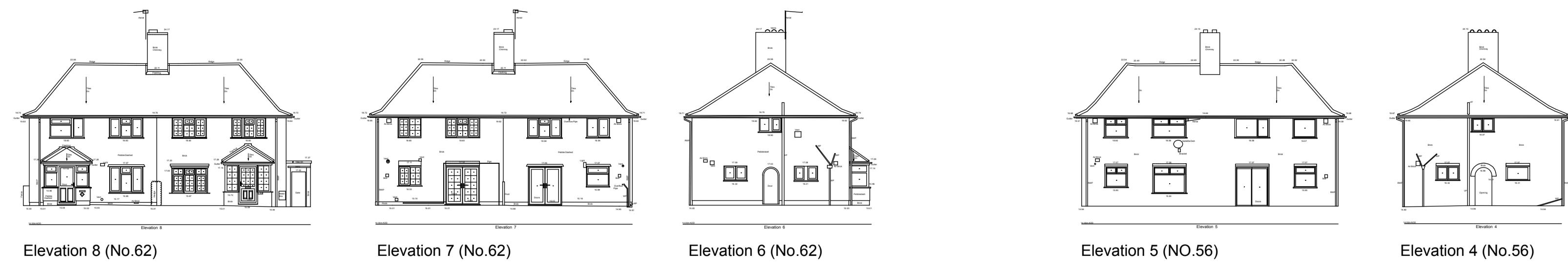
**23/P1812 - 58-82 HAYNT WALK, RAYNES PARK, SW20 9NX
COMPARISON OF EXISTING AND PROPOSED TREE & HEDGE COVER**



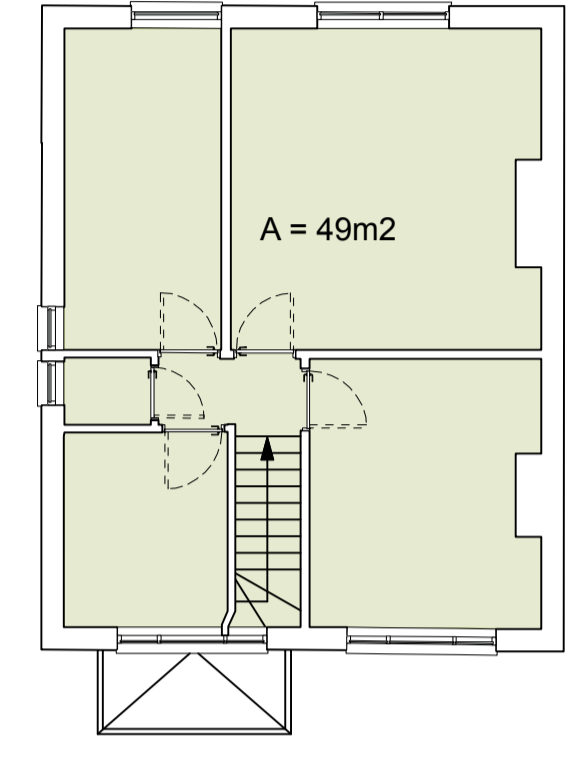
Existing Site Layout showing Existing Trees



Proposed Site Layout showing Retained/Proposed Trees & Hedging

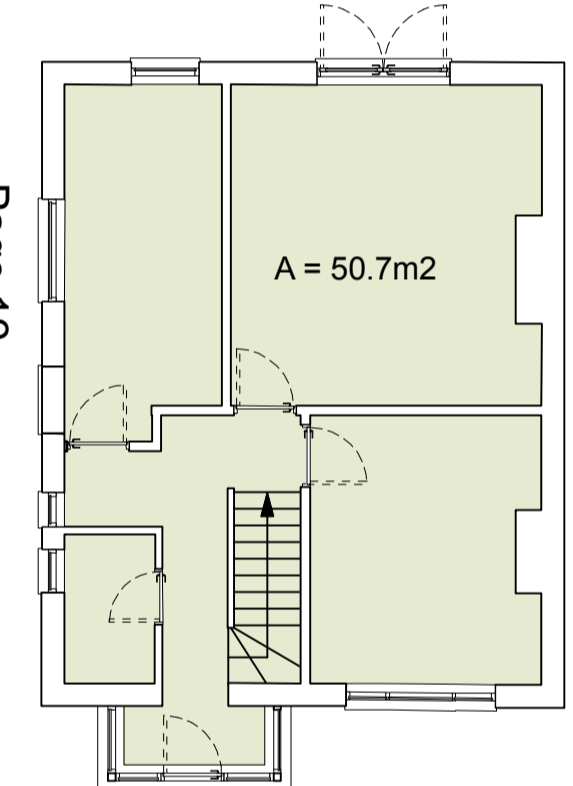


EXISTING ELEVATIONS SURVEY SCALE 1 : 200

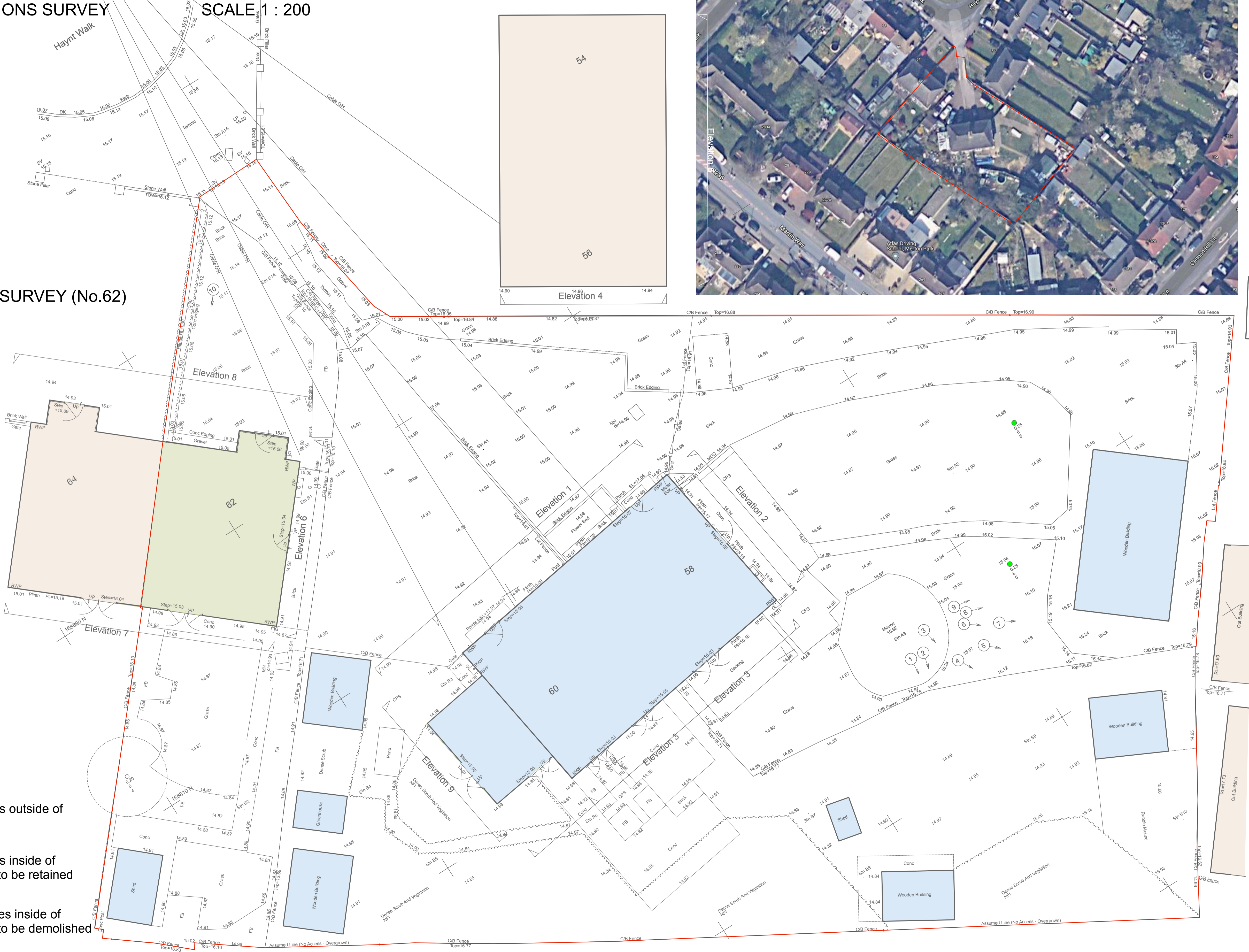


FIRST FLOOR PLAN (No.62)

EXISTING PLANS SURVEY (No.62)



GROUND FLOOR PLAN (No.62)



- Existing buildings outside of site boundaries
- Existing buildings inside of site boundaries to be retained
- Existing structures inside of site boundaries to be demolished

Notes
 ORIGINAL SIZE 75MM
 DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SHOP DRAWINGS AND ANY WORK ON SITE. REVISE TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECTURAL DRAWINGS, DETAILS AND ALL OTHER RELEVANT INFORMATION.

KEY PLAN

READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND DETAILS

- Existing structure retained
- Existing RC concrete structure
- New structure
- New wall linings
- New Brickwork
- New Blockwork 7kn lightweight thermal standard
- New Reinforced Concrete
- New Acoustic Partition or lining to AD-E1 and 2, Table 1b 43 dB Airborne
- New internal partition to 1/2 hour fire resistance and insulation standard

Drainage

- Foul Drainage above ground
- Foul Drainage below ground
- Surface water Drainage above ground
- Surface water Drainage below ground
- Combined Drainage above ground
- Combined Drainage below ground
- Existing Radiators

Other Symbols

- Emergency Exit Sign to BS 5499-1:2002
- 30min Fire Rated construction
- 60min Fire Rated construction
- Dry Riser

References

- DG.../SC Self Closing FD30/60s door with self closer
- DG.../XLS Self Closing FD30/60s door to be kept locked shut
- Escape direction

KEY TO SERVICES

 Proposed Ceiling LV	 Head Detector
 Proposed Light	 Heat Detector
 Internal Wall Light	 Wet Security Sensor & Alarm
 Smoke Alarm	 Fire Alarm Sounder
 Smoke Detector	 Fire Alarm Control Panel
 External Wall Light	 Fire Alarm Call Point
 Security Alarm	 Fire Alarm Call Point
 Single Switch Socket	 Fire Alarm Call Point
 Double Switch Socket	 Fire Alarm Call Point
 4 Double Sockets	 Fire Alarm Call Point
 Alarm Panel	 Fire Alarm Call Point
 Light Switch	 Fire Alarm Call Point
 Control Light Switch	 Fire Alarm Call Point
 New Control Fan	 Fire Alarm Call Point
 Thermal	 Fire Alarm Call Point
 Video Entry System	 Fire Alarm Call Point
 Central Vacuum Joints	 Fire Alarm Call Point
 Special Smoke Alarm	 Fire Alarm Call Point
 Sound Bell	 Fire Alarm Call Point
 Fire Alarm	 Fire Alarm Call Point
 Heat Sensor	 Fire Alarm Call Point
 Smoke Detector	 Fire Alarm Call Point
 Smoke Control	 Fire Alarm Call Point
 Control Fan - sensor T	 Fire Alarm Call Point
 LED Coverage	 Fire Alarm Call Point
 Fan Coil	 Fire Alarm Call Point
 Control Socket	 Fire Alarm Call Point
 Call	 Fire Alarm Call Point
 Calling Number	 Fire Alarm Call Point
 Fan Coil Unit	 Fire Alarm Call Point
 Fan Coil Unit	 Fire Alarm Call Point

COLOUR CODE FOR SERVICES

PROPOSED EXISTING REMOVED

Planning Set (General Arrangement)

Revisions

A	B	C	D	E	F	G	H	I	J	K
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14.05.22 Rev. A - General Amendments
 18.07.22 Rev. B - Neighbouring No.62 site area added. House Nos increased to 7 units. General Amendments
 24.02.23 Rev. C - Proposed scheme has been redesigned based on pre-application advice received on 20/02/23. General Revision
 20.04.23 Rev. D - Roof gables changed to hip Solar Roots General Revision

EXISTING SITE AREA = 1786m2

Client
 LINCOLN ASSET HOLDINGS LTD.

Project
 58-62 Haynt Walk Mews
 Raynes Park
 SW20 9NX

Drawing Title
 Existing Site Survey Plans and Elevations

Scale
 1:100 @ A1 1:200 @ A3

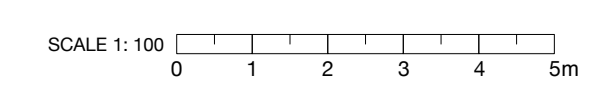
Date
 Apr. 2022

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Job No. HWM/3213 **Drawing No.** 3213 BR-101D

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EXISTING SITE SURVEY PLAN SCALE 1 : 100



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